



Date: November 7, 2011

To: Thomas J. Bonfield, City Manager

Through: Theodore L. Voorhees, Deputy City Manager

From: Donald F. Greeley, Director, Water Management
Joel V. Reitzer, Director, General Services Department
Jerry Morrone, Engineering Supervisor, Water Management
David Fleischer, Acting Real Estate Manager, General Services

Subject: Proposed Acquisition of Property for Permanent Utility Easement at 917 Ellis Road (Parcel ID # 156791) for the Southern Reinforcing Main Phase II Project

Executive Summary:

On April 19, 2010, City Council approved the design contract for the Southern Reinforcing Main Phase II Project. The project connects the existing Ellis Road elevated storage tank to the proposed Angier Avenue Elevated Storage Tank and Southeast Pressure Zone Pump Station. This connection involves installation of approximately 30,000 linear feet of 30-inch waterline beginning at the northern intersection of Ellis Road and NC 147 and ending at the intersection of Miami Boulevard and Angier Avenue. The designed construction route maximizes the use of public right-of-way for pipe installation. Negotiations with the property owner of Parcel 156791 have yielded an option to purchase 0.805 acres of permanent water easement and 0.201 acres of temporary construction easement.

Recommendations:

The General Services Department and the Department of Water Management recommend: Authorize the City Manager to execute the an option to purchase 0.805 acres of permanent utility easement and 0.201 acres of temporary utility easement which is a portion of 917 Ellis Road, Parcel 156791 (PIN: 0830-12-95-0368), for \$47,000 from NORISCO Holdings, LLC for the construction of a 30-inch water transmission main.

Background:

The City of Durham Department of Water Management owns and operates the East Durham Elevated Storage Tank and the Ellis Road Elevated Storage Tank. These tanks are used to equalize pressure within the Department's service area and provide storage of water for high demand days or fire flow events. A new elevated storage tank is currently out for bid at the intersection of Angier Avenue and Miami Boulevard. The Southern Reinforcing Main

Phase II project will connect the existing East Durham and Ellis Road tanks to the proposed Angier Avenue tank with a large diameter water transmission main. Southern Reinforcing Main Phase I connected the East Durham Tank to the Ellis Road Tank, whereas Phase II will extend this line to the new tank at Angier Avenue/Miami Boulevard. Once Phase II is completed, service pressures and fire flow capacity should remain stable as growth continues in the eastern portion of the water service area.

The City hired the engineering firm of Kimley Horn and Associates, Inc to design the Southern Reinforcing Main Phase II water transmission main. A detailed corridor analysis by Kimley Horn recommends the water transmission main be installed across the NORISCO property as shown in the attached easement plat. NORISCO has agreed to sell a permanent utility easement and temporary construction easement to the City.

Issues and Analysis:

The Department of Water Management, with the assistance of General Services Real Estate Division, has negotiated terms and pricing for the acquisition of permanent and temporary utility easements across the NORISCO property. The route recommended by Kimley Horn maximizes existing easements and rights of way to the furthest extent possible, however in this area adequate existing utility corridors do not exist, and additional easement is required.

The NORISCO property is currently partially developed and in use by the property owner as a fence construction company supply storage area and office facility. The proposed project will accommodate the existing property owner's current use of the facility and avoid any unnecessary disruptions to onsite operations.

Alternatives:

The only alternative is to select an alternate route for the transmission main that does not impact this property. There are currently inadequate existing easements and right of way between the Ellis Road elevated storage tank and the proposed Angier Avenue storage tank. Any route chosen will require additional easement, and the route currently selected represents the most cost-effective installation route. Re-routing the project would also result in significant additional design costs and delays.

Financial Impacts:

Funds for land easements related to the project are allocated in 4100P762-730300-P0710. Compensation to the property owner will cost \$47,000.00, and closing costs will likely cost an additional \$1000.

SDBE SUMMARY:

This item does not require review by the Equal Opportunity/Equity Assurance Department.

Attachments: Plat for Easements including Parcel ID #156791
GIS Map with Aerial Photo of Parcel ID #156791